Davidson County DEEDWARR
Recvd: 03/30/07 11:20 2 pgs
Fees:13.00 Taxes:6660.00
20070330-0038228

WARRANTY DEED

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
RDG Entertainment, Limited Partnership 1010 – 17th Avenue, South Nashville, Tennessee 37212	SAME MAP-PARCEL NUMBER 104-04-0-134.00
THIS INSTRUMENT PREPARED BY: **HERBERT R. RICH** **Attorney at Law** **213 Third Avenue, North** **Nashville, Tennessee 37201** **615/254-3341**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,800,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF MARCH, 2007. Notary Public My Commission Expires: 3-20-2010

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of one million eight hundred thousand and no one-hundredths Dollars ($1,800,000.00) and other good and valuable consideration paid by RDG Entertainment, Limited Partnership, (hereinafter referred to as "Grantee") to Carolyn N. Killen* (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold, and does hereby transfer and convey, unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

*unmarried

LAND in Davidson County, Tennessee, being Lot No. 18 on the Plan of Margaret R. Shields Subdivision of Lots Nos. 5 and 6 in O.B. Hayes Plan of Large Lots, of record in Book 57, Page 33, Register's Office for Davidson County, Tennessee.to which plan reference is hereby made for a more complete description.

SAID Lot No. 18 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addition Street, and runs back between parallel lines 162-½ feet to an alley.

BEING the same property conveyed to William D. Killen and wife, Carolyn N. Killen, by deed from Lab Land and Cattle, Inc., a Texas Corporation, of record as Instrument No. 20030213-0019989, dated February 11, 2003, said Register's Office, the said William D. Killen having since died.on November 1, 2006.

This is improved property known as 1010 – 17th Avenue, South, Nashville, Davidson County, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining to the said Grantee, its successors and assigns, forever.

AND the Grantor does hereby covenant with the Grantee, its successors and assigns, that she is lawfully seized in fee simple; has full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2007 property taxes, which have been pro-rated and assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Carolyn N. Killen, has set her hand on this, the 9 day of March, 2007.

CAROLYN N. KILLEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, **Julia M. Prince**, a Notary Public in and for said County and State, Carolyn N. Killen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2007.

NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: July 19,2008.